

157.0

0005

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

793,700 / 793,700

USE VALUE:

793,700 / 793,700

ASSESSED:

793,700 / 793,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
160		WAVERLY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KREPELKA JOANNE E	
Owner 2:	
Owner 3:	

Street 1: 160 WAVERLEY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 2080 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6000.000	373,700		420,000	793,700			104826
							GIS Ref		
							GIS Ref		
							Insp Date		
							06/30/18		
							Entered Lot Size		
							Total Land:		
							Land Unit Type:		

1 of 1

Residential

CARD

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793,700 / 793,700

USE VALUE:

793,700 / 793,700

793,700 / 793,700

!12324!

PRINT

Date Time

12/11/20 02:25:19

LAST REV

Date Time

08/07/18 14:26:55

apro

12324

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,900	0	6,000.	420,000	793,900	793,900	Year End Roll	12/18/2019
2019	101	FV	279,100	0	6,000.	420,000	699,100	699,100	Year End Roll	1/3/2019
2018	101	FV	279,100	0	6,000.	354,000	633,100	633,100	Year End Roll	12/20/2017
2017	101	FV	279,100	0	6,000.	324,000	603,100	603,100	Year End Roll	1/3/2017
2016	101	FV	279,100	0	6,000.	276,000	555,100	555,100	Year End	1/4/2016
2015	101	FV	272,400	0	6,000.	240,000	512,400	512,400	Year End Roll	12/11/2014
2014	101	FV	272,400	0	6,000.	222,000	494,400	494,400	Year End Roll	12/16/2013
2013	101	FV	272,400	0	6,000.	211,200	483,600	483,600		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINOW MARTIN	22525-319		10/22/1992		168,500	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2018	703	Porch	5,300	C				
5/17/2018	643	Porch	4,650	C				
7/22/2003	607	Addition	96,000		G6	GR FY06	26x16 2 sty add w/	
5/14/1997	242		1,000				14X16 WDK	

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Measured	345	PATRIOT
12/21/1999	Mailer Sent		
12/1/1999	Measured	268	PATRIOT
5/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Very Good					8	WDK (18)	10														
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					16	SFL FFL BMT (416)	16														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:					28																
<b>GENERAL INFORMATION</b>				OthrFix:	Rating:	<b>RESIDENTIAL GRID</b>																						
Grade: C - Average	Year Blt: 1929	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1																						
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O					24	UAT SFL FFL BMT (624)	24														
				Fpl: 1	Rating: Average	Other						12		14														
				WSFlue:	Rating:	Upper						EFP	8 (96)															
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: 1 - Drywall	Partition: T - Typical	Phys Cond: GD - Good	18. %	Total Units:	Location:	Exterior:	No Unit	RMS	BRS	FL	1	6	3													
Sec Floors: 4 - Carpet	Total: 18.6 %	Functional:		Functional:	%	Floor:		Interior:	1	6	3	M																
Bsmnt Flr: 12 - Concrete	Subfloor:	Economic:		Economic:	%	Name:		Additions: 2003																				
Bsmnt Gar: 1	Electric: 3 - Typical	Special:		Special:	%					Kitchen:																		
Insulation: 2 - Typical	Int vs Ext: S	Override:		Override:	%					Baths:																		
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	Total:	18.6 %	Total:	18.6 %					Plumbing:																		
# Heat Sys: 1	% Heated: 100	NBHD Inf: 1.00000000	NBHD Mod:	Basic \$ / SQ: 125.00	Size Adj.: 1.15480769	Const Adj.: 0.97515047	Adj \$ / SQ: 140.764	WtAv\$/SQ:	AvRate:	Ind.Val	Totals	Electric:																
Solar HW: NO	Central Vac: NO	LUC Factor: 1.00	Adj Total: 459149	Adj Total: 459149	Juris. Factor:		Before Depr: 140.76					Heating:																
% Com Wall	% Sprinkled:	Depreciation: 85402	Depreciated Total: 373747	Depreciation: 85402	Special Features: 0		Val/Su Net: 106.77					General:																
<b>MOBILE HOME</b>				Final Total: 373700	Final Total: 373700	Val/Su SzAd: 179.66						<b>SUB AREA</b>																
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 157.0-0005-0013.0				<b>SUB AREA DETAIL</b>																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2	Frame Shed	D	Y	18X10	A	AV	2016		0.00	T	2.4	101																
More: N	Total Yard Items:					Total Special Features:								Total:	<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>									